

GREATER GEELONG OUTER AREAS HERITAGE STUDY: STAGE 2

Existing Use/Type Rural Residential Survey Date 20/07/1998 Cons Man Plan [] Recorded By David Rowe	Key Dates Original 1905c Major Changes	Site Address No. 3 Street/Site Name Margate Street Town/Suburb Barwon Heads Postcode 3227 Current Site Name Cottage														
Precinct Name Flinders																
																
Heritage Status Register of the National Estate Database No. [] File No. [] Victorian Heritage Register [] Planning Scheme: C.G.G. [] Heritage Inventory (Archaeological) [] National Trust Register: [] Other: [] Recommended Heritage Listings ☐ Victorian Heritage Register ☐ Victorian Heritage Inventory ☐ Register of the National Estate ☒ HO City of Greater Geelong	Heritage Study Degrees of Significance <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 60%;">A H C Assessment Criteria</th> <th style="width: 40%;">Significance Level</th> </tr> </thead> <tbody> <tr> <td>Aesthetic value D.2</td> <td>Local</td> </tr> <tr> <td>Historic value A.4</td> <td>Local</td> </tr> <tr> <td>Scientific value []</td> <td>[]</td> </tr> <tr> <td>Social value []</td> <td>[]</td> </tr> <tr> <td colspan="2">Overall Significance Level Local</td> </tr> </tbody> </table> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; vertical-align: top;"> Condition of the fabric ☐ Excellent ☐ Good ☒ Fair ☐ Poor ☐ Ruinous ☐ Unexposed </td> <td style="width: 50%; vertical-align: top;"> Integrity of the site ☐ Excellent ☐ Good ☒ Fair ☐ Poor ☐ Partially excavated ☐ Fully excavated </td> </tr> </table>		A H C Assessment Criteria	Significance Level	Aesthetic value D.2	Local	Historic value A.4	Local	Scientific value []	[]	Social value []	[]	Overall Significance Level Local		Condition of the fabric ☐ Excellent ☐ Good ☒ Fair ☐ Poor ☐ Ruinous ☐ Unexposed	Integrity of the site ☐ Excellent ☐ Good ☒ Fair ☐ Poor ☐ Partially excavated ☐ Fully excavated
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ADMINISTRATIVE SHEET

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TECHNICAL SHEET

Precinct Name Flinders		Site Address No. 3 Street/Site Name Margate Street Town/Suburb Barwon Heads Postcode 3227 Site Name Cottage 																									
Site Plan/Location Sketch (not to scale) 		Australian Map Grid Co-ordinates E 280600km N 5760020km Map Melway map 233 Scale 1:20,000																									
Ownership Residential owner		Cadastral Location County Grant Parish Connewarre Allotment Block 																									
Types of Sites <table style="width: 100%; font-size: small;"> <tr> <td>☐ monument</td> <td>☐ recreational</td> <td>☒ residential</td> <td>☐ aviation</td> <td>☐ gate</td> <td>☐ landscape</td> <td>☒ building</td> </tr> <tr> <td>☐ industrial</td> <td>☐ public</td> <td>☐ infrastructure</td> <td>☐ relic/ruin</td> <td>☐ tree(s)</td> <td>☐ religious</td> <td>☐ educational</td> </tr> <tr> <td>☐ agricultural</td> <td>☐ commercial</td> <td>☐ maritime</td> <td>☐ fence</td> <td>☐ garden</td> <td>☐ machinery</td> <td>☐ miscellaneous</td> </tr> </table>				☐ monument	☐ recreational	☒ residential	☐ aviation	☐ gate	☐ landscape	☒ building	☐ industrial	☐ public	☐ infrastructure	☐ relic/ruin	☐ tree(s)	☐ religious	☐ educational	☐ agricultural	☐ commercial	☐ maritime	☐ fence	☐ garden	☐ machinery	☐ miscellaneous			
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Significant Architectural Features ☒ Original Materials ☒ Original Chimneys ☐ Wall Decoration ☐ Verandah Structure ☐ Verandah Decoration ☐ Original Parapet ☐ Other Prominent Elevations ☐ Appropriate Fence ☐ Early Garden Roof Form Openings Doors & Windows Decoration Finish Painted Stylistic Character Late Victorian vernacular		Present Threats ☐ Human; mining ☐ Human; visitor erosion ☐ Human; vandalism ☐ Human; development ☐ Human; conservation/maintenance ☐ Human; stock ☐ Natural Forces; erosion ☐ Natural Forces; vegetation ☒ Not threatened																									

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Site Address	No.	Street/Site Name	Town/Suburb	Postcode									
	3	Margate Street	Barwon Heads	3227									
			Site Name	Cottage									
Description The site at 3 Margate Street has visual connections to other pitched roof, weatherboard houses of mixed styles and periods. This house has typical front and side setbacks, which are shown on the 1974 BHSA Plan of Drainage.⁴ The front is bound by an inappropriate timber paling fence, approximately 1800mm high. The symmetrical, single storey, horizontal weatherboard Late Victorian vernacular cottage is characterised by a gabled roof form that traverses the site, and a skillion verandah that projects towards the street frontage. These roof forms are clad in galvanised corrugated iron. Narrow overhangs are a feature of the eaves. An early brick chimney adorns the roofline. The early timber framed double hung windows are arranged symmetrically about an early four panelled timber door with highlight. A feature of the design is the skillion verandah which supported by recent square timber posts.													
History The site at 3 Margate Street was part of the landholdings of Frederick Challis from 1876.¹ In 1887 it formed part of the Flinders Estate subdivision,² but it does not appear to have been sold to Daniel Fowler, fellmonger from Breakwater, until the later subdivision of 1901 by the Barwon Heads Estate Company Limited.³ He owned part lot 7 and had this cottage built in about 1905.⁴ By 1919-20, the cottage had been sold to Mrs Minnie George of Lydiard Street, Ballarat.⁴ About five years later in 1925-26, Mrs George sold the property to another Ballarat local, Charles William Growcott, a draper of Barkly Street.⁴ By 1943-44 the cottage was owned by William White and within twelve years the property had again been sold, this time to Gertrude Fitzgerald of Normanby Street, South Brighton.⁴ She owned the cottage at least until 1974.⁵													
Heritage Precinct: Significant Urban Character Features visually connected to this place (this section is only applicable to places in precincts) Precinct Name Flinders <table style="width: 100%; border: none;"> <tr> <td style="vertical-align: top; width: 20%;"> Neighbouring Buildings </td> <td style="vertical-align: top; width: 40%;"> ☒ Similar Types ☐ Similar Styles ☐ Similar Construction Dates ☒ Appropriate Set Backs </td> <td style="vertical-align: top; width: 40%;"> ☒ Appropriate Bulk/Form ☒ Appropriate Architectural Detailing ☒ Appropriate Materials & Finishes ☐ Appropriate Fence Designs & Locations </td> </tr> <tr> <td style="vertical-align: top;"> Urban Design </td> <td style="vertical-align: top;"> ☒ Significant Historical Development ☐ Significant Urban Focli ☐ Significant Views ☐ Original Kerbing </td> <td style="vertical-align: top;"> ☐ Original Paving ☒ Appropriate Allotment Sizes ☐ Appropriate Street Furniture </td> </tr> <tr> <td colspan="3"> Landscaping ☒ Treelines ☐ Public Gardens ☐ Median Strips ☒ Nature Strips </td> </tr> </table>					Neighbouring Buildings	☒ Similar Types ☐ Similar Styles ☐ Similar Construction Dates ☒ Appropriate Set Backs	☒ Appropriate Bulk/Form ☒ Appropriate Architectural Detailing ☒ Appropriate Materials & Finishes ☐ Appropriate Fence Designs & Locations	Urban Design	☒ Significant Historical Development ☐ Significant Urban Focli ☐ Significant Views ☐ Original Kerbing	☐ Original Paving ☒ Appropriate Allotment Sizes ☐ Appropriate Street Furniture	Landscaping ☒ Treelines ☐ Public Gardens ☐ Median Strips ☒ Nature Strips		
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CONTEXTUAL SHEET

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SIGNIFICANCE SHEET

Site Address	No.	Street/Site Name	Town/Suburb	Postcode
	3	Margate Street	Barwon Heads	3227
Site Name			Cottage	

Comparative Listings

Statement of Cultural Significance

The cottage at 3 Margate Street is *aesthetically* significant at a **LOCAL** level. It demonstrates original design qualities of a Late Victorian vernacular style. These qualities include the gabled roof form that traverses the site, and a skillion verandah that projects towards the street frontage. Other intact qualities include the horizontal weatherboard wall cladding, galvanised corrugated iron roof cladding, brick chimney, and the timber framed double hung windows arranged symmetrically about an early four panelled timber door with highlight.

The house at 3 Margate Street is *historically* significant at a **LOCAL** level. It is associated with the Flinders Estate subdivision of 1887 and the later Barwon Heads Estate Company Limited subdivision of 1901.

Overall, the house at 3 Margate Street is of **LOCAL** significance.

References

1. See Heritage Victoria file no. 605113.
2. 'Plan of the Flinders Estate, Barwon Heads', 1887. See also the Barwon Heads Estate subdivision plan, 30 March, 1891, Geelong Historical Records Centre.
3. Barwon Heads Estate subdivision plan, 26 December, 1901. See also the Monomeeth Estate subdivision plan, 27 December, 1909, Geelong Historical Records Centre.
4. Shire of South Barwon Rate Books, 1919-20, 1920-21, 1923-24, 1925-26, 1927-28, 1931-32, 1932-33, 1933-34, 1935-36, 1937-38, 1943-44, 1958-60.
5. Drainage Plans and Inspectors' Reports, Barwon Heads Sewerage Authority, 1974, Barwon Water Profis system.